



Town of Arlington, Massachusetts
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Redevelopment Board Minutes 11-06-2000

Members Present::

John FitzMaurice
Roland Chaput
Nora Mann
Ed Tsoi
Bany Faulkner

In addition: Alan McClennen, Jr., Secretary ex officio
Kevin O'Brien, Asst. Dir. of Planning & Comm. Dev.
Laurie Wiener, Housing Director
Joey Glushko, Planner
Les Masterson, The Arlington Advocate

8:00 p.m. — The Arlington Redevelopment Board met in the second floor conference room of the annex of the Robbins Memorial Town Hall to meet with the Zoning Bylaw Review Committee.

Freeland Abbott, Chairman of the Committee, Steve O'Riordan, Secretary, were present. In addition, Joseph Tulimieri, member of the Zoning Board of Appeals, was present.

Mr. Abbott outlined the principal concerns that had been discussed by the Zoning Bylaw Review Committee. He indicated that they were interested in increasing the number of RO Districts. They were interested in creating a Special Place District near or adjacent to historic properties in Arlington. They were interested in the creation of an Open Space District, and they were also interested in the issue of Inclusionary Zoning.

The group discussed the possible addition of RO Districts. Mr. McClennen informed the Board that the staff had undertaken an analysis of those sections of Town where the number of larger lots existed. He reminded the Board they had reviewed this earlier. It was agreed that the staff would continue to work on this issue; however, it would not be the subject ready for inclusion in the Annual Town Meeting of 2001.

On the issue of Special Places, Mr. Abbott said that the purpose was to protect the place and the area around it. There was some concern expressed about how this would impact property rights and, also, the question of how the Town would determine what constituted Special Places. Mr. McClennen indicated that this was an interesting but troubling zoning issue since it would result in like properties being treated in disparate fashion, therefore might raise a constitutional question. It was agreed that this article would not be ready for inclusion in the Annual Town Meeting.

On the matter of Open Space District, Mr. McClennen noted that he had changed his philosophy from several years ago and felt that the creation of an Open Space District was probably a reasonable zoning undertaking.

After extensive discussions, it was agreed that the only parcels that would be considered for inclusion in an Open Space District at this time would be those that were truly open under the jurisdiction of Park and Recreation Commission, Conservation Commission, and public properties belonging to State and regional agencies.

On the issue of Inclusionary Zoning, there was general support from the Redevelopment Board for this concept, and Mr. FitzMaurice suggested that it be discussed with the Chamber of Commerce. Mr. McClennen noted that there would be several additions to this article and that it was being reviewed by outside counsel; but, in all probability, it would be submitted for consideration at the Annual Town Meeting.

The discussion then moved to the question of the Industrial Zone and whether the uses and regulations remain relevant in today's Arlington. It will be studied further.

9:50 p.m. — Alan McClennen left to attend the Selectmen's meeting.

Continuing the discussion on possible Zoning Bylaw changes, Joe Tulumieri mentioned a situation in which an addition to an existing building made it violate the maximum height without the building being built any higher, suggesting a possible problem in the definition of height of a building.

The ARB encouraged Mr. Abbott and his committee to continue.

John FitzMaurice asked Kevin O'Brien to explain the contract amendment for which he recommended approval. Mr. O'Brien explained that the amendment to the Metcalf & Eddy contract was to have them conduct a quantitative assessment of the risk to individuals using the proposed Reed's Brook playing fields. It was explained that this was work that was delayed because of the appeal and could now be undertaken and would determine the need for an impermeable cap on the former landfill site. On a motion by Barry Faulkner, seconded by Ed Tsoi, the Board voted 5 to 0 to approve the contract.

The Board signed the decision on the request for special permit for the restaurant Tea Tray at 689 Mass. Ave., Docket Number 3133.

The Board decided to hold its annual meeting November 13, 2000 at 7:00 p.m. Meeting adjourned at 10:05.

Respectfully submitted,

Alan McClennen, Jr.